



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B03-26
APPLICANT/LESSEE	Louis Orsi / 717203 Ontario Limited
OWNER	The Orillia Harvie Partnership
ADDRESS	21 Diana Drive
DATE OF DECISION	May 20, 2026

Upon application to the Committee of Adjustment for consent to permit a lease with a term in excess of 21 years pursuant to provisions of Section 50(3) of the *Planning Act*, as amended.

THAT: Consent to lease land is:

- Approved
- Approved with conditions*
- Denied
- Deferred

The following schedule attached hereto form part of the Committee of Adjustment decision:

- Schedule "A" – Condition.
- Schedule "B" – Site Plan.

The Committee has Granted the following consent to permit a lease having a term in excess of 21 years between The Orillia Harvie Partnership as Owner and 717203 Ontario Limited as Lessee for a proposed new car wash establishment.

Lands subject to the lease	Proposal
A portion of the lands known municipally as 21 Diana Drive legally described as Part of Lot 8, Concession 2, geographic Township of South Orillia, now in the City of Orillia, as shown on the Site Plans attached as Schedule "B".	A lease between the Owner and Lessee having a term greater than 21 years.

REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, and satisfies the requirements of all commenting agencies.

EFFECT OF PUBLIC INPUT:

There was no public input received prior to the conclusion of the Public Hearing held on May 20, 2026.

We, the undersigned, acknowledge the above as being the decision of the Committee.



Pete Bowen



Ian Gordon



Kelly Smith

NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LAND TRIBUNAL

The applicant, the Minister, a specified person or public body may appeal to the Ontario Land Tribunal against the decision of the Committee regarding these applications, or a condition of the Decisions, within 20 days of the Notice of Decision. An appeal to the Ontario Land Tribunal in respect to all or part of this Consent may be made by filing a Notice of Appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting City of Orillia as the Approval Authority or by mail to 50 Andrew Street South, Suite 300, Orillia, ON, L3V 7T5 no later than 4:30 p.m. on June 12, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@orillia.ca. There is also an administrative fee payable to the City of Orillia by cash, debit or cheque in the amount of \$5,000 for any appeal filed regarding a Consent.

Notice of this decision of the Committee of Adjustment was given on May 20, 2026.

I, Lorrie Jackson, Secretary-Treasurer of the Committee of Adjustment do hereby certify that this is a true copy of the decision of the Committee of Adjustment for Application No. B02-24 rendered on February 14, 2024.

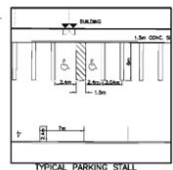
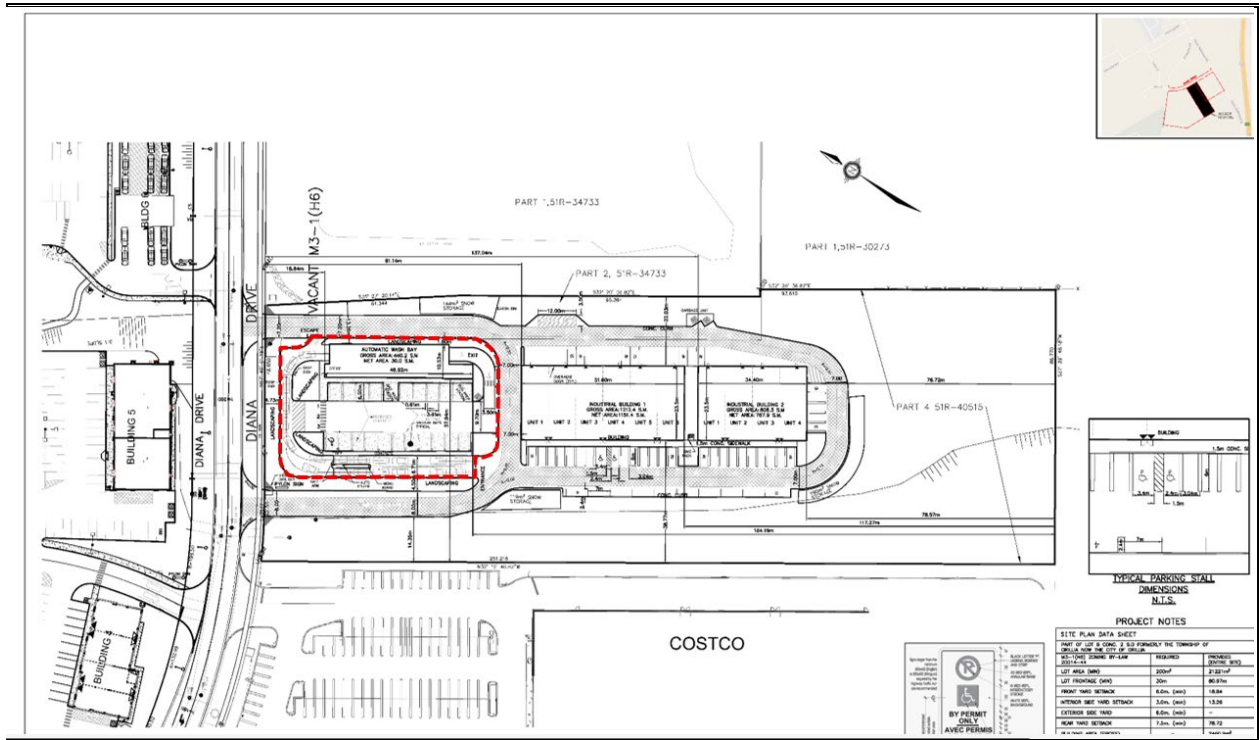


Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

SCHEDULE "A" – CONDITION

1. A "Motor Vehicle Washing Establishment" shall be a permitted use in the Zoning By-law for the lands subject to the lease.

SCHEDULE "B" – SITE PLAN



PROJECT NOTES

SITE PLAN DATA SHEET

PART OF LOT 2 & CONC 2 IS FORMERLY THE TOWNSHIP OF...
 BEING THE...
 2011-11-11

REQUIREMENT	REQUIRED	PROVIDED (NOTICE 813)
LOT AREA INDEX	0.0000	2.0000
LOT FRONTING ROAD	0.00m	60.00m
FRONT YARD SETBACK	0.00m (0.00)	18.00m
EXTENSIVE SIDE YARD SETBACK	2.00m (0.00)	13.00m
EXTENSIVE SIDE YARD	0.00m (0.00)	-
REAR YARD SETBACK	2.00m (0.00)	78.72m

BY PERMIT ONLY AVEC PERMIS

